



THE TOWN COUNCIL OF ROYAL LEAMINGTON SPA
MINUTES OF THE MEETING OF THE PLANNING MEETING HELD
ON 24th NOVEMBER 2022.
THE MEETING TOOK PLACE VIRTUALLY VIA ZOOM.

Present: Councillors Jennifer McAllister (Chair), Amanda Stevens, Ruggy Singh, Nick Wilkins, Janet Alty and David Brunson

Apologies: Councillors Julija Boulton and Mubarik Chowdry

88. DECLARATIONS OF INTEREST AND REQUIREMENTS FOR DISPENSATIONS

There were none.

89. PUBLIC FORUM

No representations.

90. MINUTES

The Minutes of the Planning Committee held on 3rd November 2022, having been circulated, were considered.

RESOLVED that the Minutes of the Meeting of the Planning Committee held on 3rd November 2022 are confirmed and signed as a correct record.

91. MATTERS ARISING

The Democratic Support Officer gave brief updates on the current status of the following extant holding objections:

- W/21/2166 – Demolition of The Waterside Inn and erection of a split level 4 and 45 storey apartment building comprising 42 residential homes – concern from Canal & Rivers Trust re scale and massing, visual impact on character and appearance of the canal conservation area, objection from Environmental Health requiring additional information on the noise assessment report and odour report and recommended conditions on air quality, lighting and land contamination, objection from the LLFA on insufficient information provided, concerns from Open Space around no Section 106 contribution and also about hedging, planting, pathways, boundary treatments, lighting and harm to local views. Also, objection from Landscape on scale, height and massing, does not preserve the appearance of the area, inadequate replacement trees proposed, objection from Conservation in terms of development being overbearing and dominant at 5 storeys, WCC Infrastructure requires Section 106 contributions for education and libraries and Warwick Town Council concurs with the Town Council's grounds for objection. Members agreed to resubmit their objection with the original grounds plus support for the objections/concerns now submitted from Conservation, Environmental Health, WCC Landscaping, the Canal & Rivers Trust and the LLFA. This was done on 22nd April. WCC Highways objection submitted on grounds of shared access with McDonalds.

One additional support comment from a Leamington resident. No objection from CCTV. Sports and Leisure request for S106 contribution of £81375. Tree Officer objection to loss of arboricultural assets and inability to replace them. Contract Services no objection although car park will need to be made wider to enable a turning circle for the refuse vehicle as shared access road with McDonalds. Canal and Rivers Trust withdrawn objection. Conservation maintains objection on grounds of overbearing impact on the Canal Conservation Area, LLFA has no objections subject to conditions.

Environmental Health maintains objection – requires clarifications on the overheating assessment submitted. Response from heating consultant to the previous.

- W/22/0232 – Land south of Chesterton Gardens – 200 dwellings (appearance, landscaping, layout and scale. 18 additional resident objections registered, Landscape objection on layout, planting, hedging and trees, Highways object on lack of information provided, Stage 1 Road Safety Audit required, issues with visibility splays where Public Right of Ways cross the access road, proposed cycleways are dangerous and inadequate, road usage issues, bus stop locations require adjustment and more drawings of waste collection lorry splays required. Stagecoach Buses state they will not provide any bus routes through this development due to lack of access and investment proposed. 4 new resident objections and an objection from Cllr Will Roberts (WDC). Now there are also objections from 2 other WDC Councillors, 3 residents and the British Horse Society. Stagecoach have reiterated their original objection from 2016 to the allocation of this site in the Local Plan. A resubmitted objection from the Town Council on the grounds of supporting the comments of Landscape and Highways with an additional comment recording concern about the lack of any future proposed bus routes through this development was made as agreed on 1st April 2022. 30 further resident objections submitted, Environmental Health has requested more information on noise mitigation measures, WCC Landscaping objects on grounds of requiring adjustments to plans and required improvements to tree info, 1 resident support comment. 6 further resident objections registered and discharge of condition re. noise levels.

Highways now no objection with the imposition of conditions.

92. PLANNING APPLICATIONS

Consideration was given to a schedule of planning applications (Report No. 6).

RESOLVED that no objections are raised to the planning applications in the schedule (Report No. 6), with the exception of the following which were discussed in greater detail:

W/22/1263 Ms Carol Leahy Erection of fence in front drive
23 Bonniksen Close CV31 3RP

RESOLVED that no comments are made. The Town Council notes and supports the previous comments of WDC Planning Enforcement with regard to the removal of the fence and replacement with a hedge.

W/22/1638 Mr I Singh Erection of two storey side extension to create 1-bedroom dwelling and erection of single storey rear extension at 8 England Crescent
8 England Crescent CV31 3JH

RESOLVED that an objection is raised on the following grounds:

1. Support the comments of WCC Highways with regards to further information required in respect of the proposed onsite parking and vehicular access to/from the public highway - confirmation of the correct width of the proposed parking spaces and the driveway in line with WDC Parking Standards and submission of the requested drawings.
2. Support the comments of Contract Services with regard to a better placement of the proposed bin store on site so future residents do not have to move their bins a long distance for collection and emptying.

W/22/1702 Miss A Doal Rear Extension and Loft Conversion to existing 4 Bed HMO to create a 5 Bed HMO
81 St Helens Road CV31 3QG

RESOLVED that a holding objection is raised on the following grounds:

1. Requires WCC Highways comments re proposed on-site parking spaces and access
2. Requires comments from Contract Services re proposed distance of bin store from front pavement and collection point
3. Requires confirmation from Private Sector Housing that the proposed new bedroom 5 is large enough.

W/22/1729 Rowley Construction and Property Services Ltd
Change of use from retail storage to 3 residential flats, with the addition of a first floor rear extension, second floor extension and alterations to shop fronts
15-17 Clemens Street CV31 2DW

RESOLVED that no objection is raised subject to no objection from Health & Community Protection and WCC Highways.

W/22/1645 Cullen Associates Proposed erection of single storey rear extension including partial change of use from salon to create one-bedroom residential unit (C3) and associated internal alterations. (Re-submission of W/22/0095)
97 Clarendon Street CV32 4PF

RESOLVED that no objection is raised. The Town Council notes the comments of the Conservation officer.

W/22/1575 Lillington Estates Proposed works comprising three storey rear extension, formation of front and rear lightwells and internal reconfiguration of existing 7no. one-bed flats to create 2no. three-bed, 4no. two-bed and 3no. one bed apartments for a total of 17 bedrooms
6 Lillington Avenue CV32 5UJ

RESOLVED that an objection to this application on the following grounds:

1. Requires an appropriate parking survey in line with WDC Parking Standards
2. Requires a tree survey in line with the request from WCC Landscape
3. Proposed rear access via Arlington Mews is inadequate as it currently stands
4. No cycle parking shown

W/22/1500 Mr Sandher Proposed demolition of existing garages and erection of two storey retail building Rear of 93 Warwick Street CV32 4RJ, facing Oxford Row

RESOLVED that no objection is raised - the Town Council is supportive of a sensitive and appropriate infill development in this town centre location. However, the comments from the Conservation officer are noted.

W/22/1699 Corporate Real Estate Replacement of an external ATM, with associated works, including pavement re-grading to create level access to ATM; removal of an external ATM, with associated making good works; installation of an external CCTV dome camera above ATM HSBC Bank 126 Parade CV32 4AJ

RESOLVED that no objection is raised subject to no objection from WCC Highways re pavement redesign.

W/22/1753 My Hayer Erection of replacement dwelling
70 Leicester Lane CV32 7HH

RESOLVED that no comments are made.

W/22/1769 K Samra Erection of two storey side extension with balcony, 4 dormers with projections at front and rear. Render and cedar cladding to dwelling. Detached canopy to rear. Detached rendered garage to front
7 Delamere Way CV32 7BG

RESOLVED that no objection is raised.

W/22/1669 Kendrick Homes Ltd Demolition of existing dwelling and erection of 6no. apartment building with associated car parking, bin store and landscaping works. Proposals include removal of existing TPO tree and details of replacement tree planting 2 Woodcote Road CV32 6PY
CONSULTATION ON APPROVAL OF CONDITION

RESOLVED that no objection is raised subject to no objection from WCC Highways.

W/22/1627 SKJ Property Erection of studio in rear garden
23 Leam Terrace CV31 1BB

RESOLVED that an objection is raised on the following grounds:

1. Out of keeping with the character and appearance of the Conservation Area
2. Detrimental to the setting of the Listed Building
3. Lack of living space and amenity space for future residents
4. No cycle parking
5. No bin storage
6. Overdevelopment of the site

93. DETERMINATION OF PLANNING APPLICATIONS

There were none.

94. PLANNING APPEAL NOTIFICATIONS

Application No: W/21/1660
Applicant: Mr Patrick O'Sullivan

Site: 3-5 Mill Street CV31 1ES

Description: Application for the existing dwelling to be subdivided to form two dwellings with associated internal alterations. Erection of single storey rear elevations, dormers to rear, rooflights, application of render to front elevations, erection of wall and railings to front.

95. PLANNING APPEAL DECISIONS

Application No: W/21/2092

Applicant: Mr Steven White

Site: Garage 22 St Mary's Terrace CV31 1JT

Description: Conversion of existing storage into residential dwelling.

Decision: Dismissed

96. TREE PRESERVATION ORDERS

There were none.

97. WDC PLANNING COMMITTEE

Cllr McAllister had attended the previous WDC Planning Committee held on 8th November 2022 to represent the Town Council's objection to application W/22/0928 – the WDC Planning Committee refused the application contrary to the case officer's report as they felt it was contrary to Local Plan Policy H6d) in that it would lead to a continuous frontage of three or more HMOs properties.

Next scheduled WDC Planning Committee is on 13th December 2022. The Deputy Town Clerk will notify Planning members should any representation at that meeting be desirable.

98. LICENSING APPLICATIONS

No current licensing applications called in for discussion

99. AOB

The Deputy Town Clerk reminded members that the next Planning meeting is due on Wednesday 14th December 2022.

The meeting commenced at 6:00pm and concluded at 7:06pm.

Signed

Dated